IMPROVEMENT GUARANTEES

March 7, 2023

100 N. Houcks Road - ExtensionStray Winds Farms Phase 9C - ExtensionAutumn Oaks Phase IIA - Extension

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Deve	lopment:	100 N H	oucks Road, Pa	arking lot	expansion
Name of Owner/Developer	•	Roy & Ja	anice Smith		
Type of Request:	() Reduct () Releas		(X) Exten () New	sion	() Increase
Type of Guarantee:	() Letter	of Credit	() Bond		(X) Escrow
Bank, Bonding Co., Escrov	w Agreem	ent: Low	ver Paxton To	wnship	
Original Guarantee Amour	nt: \$68,85	55.00			
Established:					
Established at \$69 Reduced to \$ Retained to \$	8,855.00	on on on	March 8, 2023		
Current Amount in Force:			\$68,855.00		
Upon inspection by the Toguarantee be:	ownship E	Engineer, i	t is recommend	ded that th	e current amount of this
() Decreased () Inc		() Esta	blished \$68,855.00	() Release	ed (X) Retained
New improvement guarant	ea avnirati	ion data:	March 8, 2024		
New Improvement guarant	ee expirati	ion date.	Water 6, 2024	•	
Date of Board of Supervise	ors meetin	g:	March 7, 2023		
Action taken by Board of S	Supervisor	rs:			





369 East Park Drive Harrisburg, PA 17111 717.564.1121 www.hrg-inc.com

FINANCIAL SECURITY ESTIMATE

Lower Paxton Township
Attn: Amanda Zerbe, Zoning Officer

100 N. Houcks Road Parking Lot

FEBRUARY 11, 2022

As requested, Herbert, Rowland & Grubic, Inc. has reviewed the following information for the above-referenced project in order to establish a recommended amount for the Financial Security:

Submission:	Dated:	Last Revised
Engineer's Estimate of Probable Cost	January 27, 2022	
Stormwater Management Plan	July 27, 2021	January 25, 2022

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$68,855, as shown on the attached tabulation.

We request that a copy of the Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

Please note that the future Financial Security recommendations will continue to include the initial 10% contingency in full until final release per PAMPC 509(j), and may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.

HERBERT, ROWLAND & GRUBIC, INC.

Jason R. Hinz

Jason R. Hinz Group Manager | Civil

JRH/LB

P000184.0002 (Phase 4719)

P:\0001\000184_0002\Admin\4719 - 100 N, Houcks Rd, Parking Lot SWM\C - FINANCIAL SECURITY\FS - PH 4719.docx

Enclosures: Financial Security Estimate

c: Randy Allen (rallen@lowerpaxton-pa.gov)

Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)

Doug Gosik (dgosik@williamssitecivil.com)

						LOWE	PAXTO	LOWER PAXTON TOWNSHIP	SHIP							Г
						FINANCI 100 N. H	AL SECURI OUCKS RO	FINANCIAL SECURITY (FS) ESTIMATE 100 N. HOUCKS ROAD PARKING LOT	MATE							
NITAL ES RECOMMENDATION DATE:			02/11/22	162						HRG NO.:		œ.	700 700		٠):	
PREVIOUS FS REDUCTION DATE:									Δ.	PLAN DATE:		07/27/2	7121	Î	Merbert, Rowland & Gruss, Inc.	
CURRENT FS REDUCTION DATE:								LAST	LAST PLAN REVISION DATE:	ION DATE:		01/25/22	5722		Engineering & Related Services AN EMPLOYTE-OWNED COMMANY	
		Proposition	Post Hood			1	ļ	Financial Security Reduction	irity Reducti	uc			Fma	ncial Security Rer	Financial Security Remaining After Reduction	
Description	Unds	Quantity	Quantity	Unit Cost	Item Total	Previo Standard	Previous Quantity Reduced Standard Dedicated Total (Reduced Total (S)	Curre	Current Quantily Reduced Standard Dedicated Total	Riduced Tota (S)	Re Standard	Remaining Quantity Dedicated To	intify Total (S)	Notes	
EROSION & SEDIMENTATION CONTROL	ı	۱	I	ı	27711											
Stabilized Construction Entrance (INSTALLED)	A	-		\$ 1,150	5 1,150			S			50	-		\$ 1,150		Γ
Stabilized Construction Entrance (REMOVED)	EA			\$ 1,150	\$ 1,150							-		\$ 1,150		П
12" Sitt Sock (INSTALLED)	4	290		\$ 4	\$ 2,240			\$			9	280		\$ 2,240		П
12" Sitt Sock (REMOVED)	4	560		\$								580		\$ 2,240		П
Inlet Protection (INSTALLED)	Æ	2		113								2				П
Inlet Protection (REMOVED)	EA	2		5 113	\$ 226					(C) (C) (C)	- 49	2		\$ 228		П
Sediment Traps (INSTALLED)	ζ	727		11	\$ 7,842						9	722		\$ 7,942		П
Sediment Traps (REMOVED/FILLED)	ζ	722		11 5				. 8				722	22	\$ 7,942		П
North American Green (S-75)	šķ	20		\$ 10	\$ 500			. \$				50		\$ 500		П
Topsoil/Seed/Mulch (for stabilization)	57			\$ 3,500 \$								1		\$ 3,500		П
	Eros	ion & Sedi	Erosion & Sedimentation Control	Control Total: \$	\$ 27,116			- \$			-			\$ 27,116		П
STORMWATER MANAGEMENT			i		- 12 Call								i			
Basin Conversion (Cleanout, Amended Soils, ERNST Seeding,	S			\$ 10,000	\$ 10,000			s				ļ		\$ 10,000		
Tokko		Storm	Stormwater Management	ement Total: \$	\$ 10,000									\$ 10,000		П
PAVING AND CONCRETE	ľ				XXX								Ī		THE RESERVE THE PERSON NAMED IN	
Stone Subbase, 6" Depth	λS	20		6 5	\$ 830							02	12	\$ 630		П
Superpave Asphalt, HMA Wearing (9.5mm,1-1/2" depth)	λS	20		\$ 13	\$ 910						9	0.2	74.	\$ 910		I
Superpave Asphalt, HMA Binder (19mm, 2" depth)	šķ	70		5 12 5							•	70		\$ 840		Т
Superpave Asphalt, HMA Binder (19mm, 5" depth)	SY	20		\$ 20	\$ 1,400							20		4,4		T
Stopbar	F	12		\$ 2 8							9	12				T
		Par	Paying and Concrete	ncrete Total: \$	\$ 3,864									\$ 3,804		ı
MISCELLANEOUS					SHIPS											
Parking Lighting	EA	3		\$ 2,500 \$	7			•				e		\$ 7,500		T
Post-mounted Signs	EA	1		\$ 200	\$ 200						69	-				T
Deciduous Trees (2-1/2" - 3" Caliper)	EA	33		\$ 275 \$							**	33				T
Shrubs	EA	58		\$ 50				s			us.	58				Т
As-Built Plan	rs	-										-		2,000		Т
			Miscellaneous	ineous Total: \$	\$ 21,675									21,675		I
	I					ď	Past FS Reductions	tions	Cur	Current FS Reduction	netion			U		
Note: All totals (from, sub, final, sic.) nounded to nearest dollar.				Sub-Total: 5	\$ 62,595			. \$					Ì	\$ 62,585	Items Proposed for Dedication Total	
Note: 10% of remaining estimate as of 02.01.2022			10% C	10% Contingency:	\$ 6,260	*	^	^	^	^	^	^	^	\$ 6,260	No Items Proposed for Dedication	
Note: For every year beyond the establishment of the initial financial security, the regulard amount of financial	пиоте ра	t of financial	10% Annual Incr	ual Increase:	^	^	^	*	٨	^	Number of Years	f Years			15% for Post-Dedication Security	
security will be increased by 10%.				Total:	S 68.855									\$ 68,855	N/A	

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Deve	elopment: STRA	AY WIN	DS FARN	AS, PHAS	E 9C
Name of Owner/Develope	r: TRI	PLE CR	OWN CO	RPORAT	ION
Type of Request:	() Reduction () Release		(X) External (X) (X) External (X)	nsion	() Increase
Type of Guarantee:	() Letter of Cr	edit	(X) Bond	d	() Escrow
Bank, Bonding Co., Escro	w Agreement:		lphia Indo PB00155	•	urance Company
Original Guarantee Amoun	nt: \$89,642.00				
Established:					
Established at \$8 Reduced to \$ Retained to \$	9,642.00	on Mar on on	ch 15, 202	22	
Current Amount in Force:		\$89	,642.00		
Upon inspection by the T guarantee be:	ownship Engine	eer, it is	recommer	nded that th	ne current amount of this
() Decreased () Inc	reased ()	Establish S89	ned ,642.00	() Releas	ed (X) Retained
New improvement guaran	tee expiration da	ate: Ma	arch 15, 20)24	
Date of Board of Supervis	ors meeting:	Ma	rch 7, 202	23	
Action taken by Board of	Supervisors:	-			





369 East Park Drive Harrisburg, PA 17111 717.564.1121 www.hrg-inc.com

FINANCIAL SECURITY ESTIMATE

Lower Paxton Township
Attn: Amanda Zerbe, Zoning Officer

Stray Winds Farms Phase 9C

FEBRUARY 24, 2022

As requested, Herbert, Rowland & Grubic, Inc. has reviewed the following information for the above-referenced project in order to establish a recommended amount for the Financial Security:

Submission:	Dated:	Last Revised:
Final Security Estimate		7770
Final Subdivision Plan	February 10, 2022	5112 C

Based upon our review of the submitted information, we recommend that the Financial Security be required in the amount of \$89,642, as shown on the attached tabulation.

We request that a copy of the Financial Security be provided to HRG for our internal records. Please feel free to contact our office if you need additional information regarding this matter.

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc.

Please note that future Financial Security recommendations may include a 10% annual increase for each one-year period from the establishment of said security per PAMPC 509(h); this may lead to increases in security totals from previous adjustment recommendations if sufficient project progress has not been achieved.

HERBERT, ROWLAND & GRUBIC, INC.

Jason R. Hinny

Jason R. Hinz, P.E. Group Manager | Civil

JRH/CMF/CEC/LB R000184.0002 (Phase 4711)

P:\0001\000184_0002\Admin\4711 - Stray Winds Farm PH 9C - F SD\C - FINANCIAL SECURITY\FS - 4711.Docx

Enclosures: Financial Security Estimate

c: Nick Gehret (ngehret@lowerpaxton-pa.gov)
Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)

Matthew Fisher (mrf@rjfisherengineering.com)

Jessica Hodnett (hodnettj@triplecrowncorp.com)

						LOWER PAXTON TOWNSHIP	XTON TOV	WNSHIP						
						STRAY WINDS FARM PHASE 9C	STRAY WINDS FARM PHASE 9C	SIIMAIE SE 9C						
			3	,					or our		i			דבע
PREVIOUS FS REDUCTION DATE:			02/24/22	77					PLAN DATE:		KOK	K000184 0002		Merbert, Rowland & Grubig, Inc.
CURRENT FS REDUCTION DATE:							3	LAST PLAN REVISION DATE:	/ISION DATE					Highweeting & Related Secretary
Description	Units Sta	Standard Di Quantity C	Dedicated Quantity	Unit Cost	Item Total	Previous Quantity Standard Dedicated	1000 1000 1	scurity Re	ity Reduction Current Quantity Reduced Standard Dedicated Total	y Reduced	Standard	Remaining	ancial Security Rem santity Total (5)	Financial Security Remaining After Reduction (Quantity) Notes
SITE WORK		ľ			SCHIER		ш	I	AL PERSONALISES	J	ш		The second second	
Topsoil/Seed/Mulch	ш	2562	Ë	\$	\$ 10,248		s	×		2	2562		\$ 10,248	
Bulk Earthwork (all necessary work to bring site to final grade)	CY 1	12634		\$ 11	\$ 138,074		40	- 12634	N	Ш	QA .		ı	
	ı	ı	Site	Site Work Total:	\$ 149,222		.,	-	ı	\$ 138,974	74		\$ 10,248	
EXOSIBM & BEDIMENTATION CONTROL	ŀ	ŀ	l	ı			I		ı					
Stabilized Construction Entrance (INSTALLED)	EA	2	-	1	\$ 2,300		8	-		\$ 23	2,300 1			
Stabilized Construction Entrance (REMOVED)	1	14		3,12	2,300		00	2		2,3	2,300			
12" SIR Sook (INSTALLED)	4	748	99 4				00	- 748		ı	2,092	-		
12" Silt Soak (REMOVED)	4	748			I		0	-		1			2,992	746
Rock Apron (Rip-Rap) (PERMANENT)	SY	20			1		10	- 25		ı	3,000 25		3,000 Ho	Holding 50% due to maintenance
Iniet Protection (INSTALLED)	ă	16	00	113	ı		40	100		B	1.808			
Inlet Protection (REMOVED)	4	16	1	113	ı		ın ı			20	16		1 808	
Sedmont Traps (INSTALLED)	4	1000	99 4	11			10	1000		11,000			ı	
Sediment Traps (REMOVED/FILLED)	4	1000		1	1		0	-		0	1000		1	
Basin Conversion (includes amended soils and seeding)	1	385	2	١	5 19,635		10			ı	383		18,630	
North American Green (P-300 TRM)	I SY	125	50	20 8	н			- 125			2,500			
	Erosion	Sedime	mation Co	Erosion & Sedimentation Control Total: 3	06,330		4			9 45,800	00		98,430	
STORWWATER MANAGEMENT	-	İ	1	1	TOTAL			ļ	-	-				
Type C Top Unit	EA		16 5	*	\$ 12,800		00		18	\$ 12,800	8			
Standard Inlet Box	Z		16 5	2.100	\$ 33.600		*		16	\$ 33,600	80			
15" HDPEP (includes excavation and backfill)	'n	i	230 \$		\$ 59,120		40	i,	730	\$ 59.120	20			The second name of the second
18" HDPEP (includes excavation and backfill)	#5				3,146		40		37	3,1	3,145			A STATE OF THE PARTY OF
30" HDPEP (includes excavation and backfill)	5	2	40.	2	\$ 4,000		60	À	40	4,0	4,000			
Pavement Base Dmin (6")	- 1		1050	10	П			•	1050	\$ 15,750	200			
+ Non-California California Calif	ı	Stormwat	ar Manager	Stormwater Management Total:	\$ 128,415		-		ı	9 126,415	101			
PAVING AND CONCRETE		H	Ш	ı	П				ı	ш				
Concrete Curb, 18"	I.F		1818 5	30	\$ 54,540		60	(4)	1818		40		1	THE REAL PROPERTY.
Stone Subbase, 6" Depth	SY		3081 \$	a	\$ 27,720		00	180	3081	\$ 27.729	.20		40	The second name of the last
3" Binder	[SY]	-	3081 \$				\$		3081	\$ 55,468	68		2	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.
1.5" Wearing	l SY	-	3081 \$	\$ 10 \$	Ш		vs		200	49	t,	3081	\$ 30,810	
		Pavin	g and Conc	Paving and Concrete Total: \$	\$ 168,537		s			\$ 137,727	27		\$ 30,810	
MISCELLANEOUS		ľ	Į	0	Spirit			ľ						THE RESERVE AND ADDRESS OF THE PERSON NAMED IN
As-Buit Plan	rs.			\$ 2,000	\$ 2,000		49			49	* **		\$ 2,000	
			Miscelland	Miscellaneous Total:	\$ 2,000		s,	•		**	-		2,000	
The state of the s				and in concession		Past FS	Past FS Reductions	_	Current FS Reduction	duction			Taxable and the last of the la	The same of the sa
Note: All tault (frem, sub, final, etc.) rounded to neernst doller		_	9		\$ 512,509		S			\$ 431,016	116		\$ 81,493	Items Proposed for Dedication Total
Note 10% of remaining estimate as of 02 01 2022			10% Cor	10% Contingency:	\$ 51,251	*	^	^	^	^	٨	^	\$ 8,149	\$ 296,952
Note: For every year beyond the establishment of the initial financial security, the required amount of financial	ired amount of f		0% Annua	10% Annual increase:	^	^	^	٨	^	Numb	Number of Years		-	15% for Post-Dedication Secu
security will be increased by 10%.				Total:	\$ 563,760								\$ 89,642	\$ 44,543

IMPROVEMENT GUARANTEE REQUEST

Name of Subdivision/Deve	elopment:	Autumn Oaks	Autumn Oaks, Phase IIA					
Name of Owner/Developer	r:	The McNaugh	hton Comp	any				
Type of Request:	() Reduction () Release	(X) Exter () New	nsion	() Increase () Change				
Type of Guarantee:	() Letter of Credit	(X) Bond	1	() Escrow				
Bank, Bonding Co., Escrov	v Agreement: F & M	I Trust Company	to Harco Na	tional Insurance Company				
			#0815888					
Original Guarantee Amour	nt:	\$263,841.33						
Established:		April 2, 2013	April 2, 2013					
Reduced to \$113	8,697.43 o	n March 18, 20	14					
Increased to \$130 Retained at \$130 Decreased to \$80 Increased to \$88 Decreased to \$4,3 Retained at \$4,3 Increased to \$5,3 Increased to \$5,8	0,567.17 or 0,667.37 or 0,731.11 or 392.30 or 392.30 or 92.30 or	n February 17, 2 n January 19, 20 n February 2, 20 n January 17, 20 n January 2, 201 n March 5, 2019 n March 10, 202 n March 9, 2021 n March 8, 2022	016 016 017 8 0					
Current Amount in Force:		\$5,846.15						
Upon inspection by the T guarantee be:	ownship Engineer,	, it is recomme	nded that t	he current amount of this				
() Decreased () Incre	eased () Es	tablished	() Release	ed (X) Retained				
	At / To	\$5,846.15						
Expiration date of new app	licable agreement:	March 11, 202	24					
Date of Board of Supervisor	ors meeting:	March 7, 2023	3					
Action taken by Board of S	Supervisors:							





December 27, 2017

Ms. Amanda Zerbe, Zoning Officer Lower Paxton Township 425 Prince Street Harrisburg, Pennsylvania 17109

Re:

Autumn Oaks Phase IIA

Improvement Guarantee Reduction #4

Dear Amanda:

As requested, an inspection of the referenced site was conducted on December 22, 2017 for the purpose of reducing the improvement guarantee. Upon our observations, we recommend a reduction of \$84,341.81 from the current amount of \$88,734.11 leaving a balance of \$4,392.30 which is shown on the attached summary.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Jason R. Hinz, P.E.

Civil Project Manager

Joseph R. Him

JRH/GGR/lt

R000184.0002 (4464)

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c: Shirley Hepschmidt (shepschmidt@lowerpaxton-pa.gov)
Joel McNaughton (jmcnaughton@mcnaughtonco.com)

A	utumn Oaks Phase IIA					
	0184.0002 PHASE 44					
FINANCIAL GU	ARANTEE REDUCTI	ON #4 12/27	/17			
	1/					
ITEM	QTY.	UNITS	1	PRICE		EXT.
Miscellaneous					312	
Iron Pins	26	EA.	\$	100.00	\$	2,600.00
Concrete Monuments	2 EA. \$ 250.00					
Stopbar 1 EA. \$ 200.00						
		Miscella	neous	Subtotal:	\$	3,300.00
			SU	BTOTAL:	\$	3,300.00
		CONTIN	<i>IGEN</i>	CY (10%):	\$	330.00
				TOTAL:	\$	3,630.00
		10% ANNU	AL IN	CREASE	\$	3,993.00
		10% ANNU	AL IN	CREASE	\$	4,392.30